

IN THE UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF OHIO
CLEVELAND DIVISION

In re:

RICHARD M. OSBORNE, SR.,

Debtor(s).

Case No. 17-17361-AIH

Chapter 7

Judge Arthur I. Harris

TRUSTEE'S REPORT OF SALE

Now comes Kari B. Coniglio, Chapter 7 Trustee herein, and herewith reports the sale of Debtor's real property located at VL Girdled Road, Concord, Ohio 44077, Lake Cty, Parcel 08-A-001-0000-490 for the net sum of \$100,000, with the sale occurring by private sale on December 2, 2019. The purchaser of the real estate was Matthew J. Gosnik and Kristen A. Gosnik. The amount offered for the real estate was approved by the Court pursuant to the Order (I) Authorizing the Trustee to Sell Real Property Free and Clear of Liens, Encumbrances and Other Interests Pursuant to 11 U.S.C. 21 363; and (II) Vacating Prior Order Authorizing Sale (the "Sale Order") [Doc. 768]. A copy of the title company's Settlement Statement (HUD-1) is attached hereto as Exhibit 1.

Further, the Trustee states that the sale was conducted in strict conformity with the Sale Order, the United States Bankruptcy Code, and the Rules of Bankruptcy Procedure, with proper notice having been served prior to the sale and that the sales price was fair and reasonable.

Dated: February 17, 2020

Respectfully submitted,

/s/ Kari B. Coniglio
Kari B. Coniglio #0081463
Chapter 7 Trustee
200 Public Square, Suite 1400
Cleveland, OH 44114
Tel (216) 479-6167
Fax (216) 937-3766
kbconiglio@vorys.com

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing was served via the Court's Electronic Case Filing System on the following who are listed on the Court's Electronic Mail Notice List:

- Patrick R. Akers, prakers@vorys.com
- Gregory P. Amend, gamend@bdblaw.com
- Alison L. Archer, alison.archer@ohioattorneygeneral.gov
- Richard M. Bain, rbain@meyersroman.com
- Adam S. Baker, abakerlaw@sbcglobal.net,
- Austin B. Barnes, III, abarnes@sandhu-law.com
- Robert D. Barr, rbarr@koehler.law
- David T. Brady, DBrady@Sandhu-Law.com
- Carrie M. Brosius, cmbrosius@vorys.com
- Kari B. Coniglio, kbconiglio@vorys.com
- LeAnn E. Covey, bknotice@clunkhooose.com
- Richard W. DiBella, rdibella@dgmblaw.com
- Melody Dugic Gazda, mgazda@hendersoncovington.com
- Bryan J. Farkas, bjfarkas@vorys.com
- Stephen R. Franks, amps@manleydeas.com
- Stephen John Futterer, sjfutterer@sbcglobal.net
- Michael R. Hamed, mhamed@kushnerhamed.com
- Heather E. Heberlein, hheberlein@bdblaw.com
- Dennis J. Kaselak, dkaselak@peteribold.com
- Christopher J. Klym, bk@hhkwlaw.com
- Jerry R. Krzys, jkrzys@hendersoncovington.com
- Matthew H. Matheney, mmatheney@bdblaw.com
- Shannon M. McCormick, bankruptcy@kamancus.com
- Kelly Neal, kelly.neal@bipc.com
- David M. Neumann, dneumann@meyersroman.com
- Timothy P. Palmer, timothy.palmer@bipc.com
- Drew T. Parobek, dtparobek@vorys.com
- Tricia L. Pycraft, tpycraft@ccj.com
- Kirk W. Roessler, kroessler@walterhav.com
- John J. Rutter, jrutter@ralaw.com
- Frederic P. Schwieg, fschwieg@schwieglaw.com
- Michael J. Sikora, III, msikora@sikoralaw.com
- Nathaniel R. Sinn, nsinn@bdblaw.com
- Rachel L. Steinlage, rsteinlage@meyersroman.com
- Richard J. Thomas, rthomas@hendersoncovington.com
- Andrew M. Tomko, atomko@sandhu-law.com
- Jeffrey C. Toole, toole@buckleyking.com

- Michael S. Tucker, mtucker@ulmer.com
- Phyllis A. Ulrich, bankruptcy@carlisle-law.com
- Leslie E. Wargo, Leslie@Wargo-Law.com
- Elia O. Woyt, eowoyt@vorys.com
- Maria D. Giannirakis, maria.d.giannirakis@usdoj.gov
- Scott R. Belhorn, Scott.R.Belhorn@usdoj.gov

and to the following via regular U.S. mail on February 17, 2020:

RICHARD M OSBORNE, Debtor
7265 Markell Rd.
Waite Hill, OH 44094

/s/ Kari B. Coniglio
Kari B. Coniglio #0081463
Chapter 7 Trustee

American Land Title Association

ALTA Settlement Statement - Seller
Adopted 05-01-2015

Lake County Title, LLC
ALTA Universal ID
306 High Street
Fairport Harbor, OH 44077

File No./Escrow No.: 19049095
Print Date & Time: February 10, 2020 at 09:57:AM
Officer/Escrow Officer:
Settlement Location:

Property Address: VL Girdled Road
 Concord, OH 44077

Buyer: Matthew J. Gosnik and Kirsten A. Gosnik
Seller: Kari B. Coniglio as Chapter 7 Bankruptcy Trustee for Richard M. Osborne Trustee
Lender: Middlefield Bank
Settlement Date: February 10, 2020
Disbursement Date: February 11, 2020

Description		Debit	Seller	Credit
Financial				
Sale Price of Property				\$ 100,000.00
Prorations/Adjustments				
County Taxes 07/01/19 to 02/11/20		\$ 805.52		
Loan Charges to Middlefield Bank				
Other Loan Charges				
Document Service Fee	to Lake County Title, LLC	\$ 75.00		
Settlement Fee	to Lake County Title, LLC	\$ 275.00		
Wire Fee	to Lake County Title, LLC	\$ 25.00		
Impounds				
Title Charges & Escrow / Settlement Charges				
Title - Owner's Title Insurance (optional) to Lake County Title, LLC		\$ 287.50		
Coverage:	\$ 100,000.00			
Premium:	\$ 575.00			
Title Exam	to Exam Pros LLC	\$ 325.00		
Commission				
Commission	to Foley Realtors, LLC	\$ 3,000.00		
Commission	to Century 21 Homestar	\$ 5,000.00		
Government Recording and Transfer Charges				

ALTA Settlement Statement Seller - Continued

		Debit	Credit
Payoffs			
Miscellaneous			
Payment	to Citizens Bank, NA	\$ 74,096.25	
Pay Delinquent Taxes	to Lake County Treasurer	\$ 5,756.70	
Admin Fee	to Century 21 Homestar	\$ 250.00	
Bankruptcy Payment	to Kari B. Coniglio Chapter 7 Bankruptcy Trustee	\$ 10,104.03	
Subtotals		\$ 100,000.00	\$ 100,000.00
TOTALS		\$ 0.00	\$ 0.00

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Lake County Title, LLC to cause the funds to be disbursed in accordance with this statement.

Kari B. Coniglio as Chapter 7 Bankruptcy Trustee for Richard M. Osborne Trustee

BY: _____
Trustee

, Escrow Officer

Closing Disclosure

Closing Information

Date Issued 02/04/20
Closing Date 02/10/20
Disbursement Date 02/11/20
Settlement Agent Lake County Title, LLC
File # 19049095
Property V.L. Girdled Road
Concord, OH 44077

Sale Price \$ 100,000.00

Transaction Information

Borrower Matthew J. Gosnik and Kirsten A. Gosnik
11917 Girdled Road
Concord, OH 44077
Seller Kari B. Coniglio as Chapter 7 Bankruptcy Trustee for Richard M. O

Summaries of Transactions

SELLER'S TRANSACTION

M. Due to Seller at Closing	\$ 100,000.00
01 Sale Price of Property	\$ 100,000.00
02 Sale Price of Any Personal Property Included in Sale	
03	
04	
05	
06	
07	
08	
Adjustments for Items Paid by Seller in Advance	
09 City/Town Taxes	
10 County Taxes	
11 Assessments	
12	
13	
14	
15	
16	
N. Due from Seller at Closing	\$ 100,000.00
01 Excess Deposit	
02 Closing Costs Paid at Closing (I)	\$ 25,098.23
03 Existing Loan(s) Assumed or Taken Subject to	
04 Payoff of First Mortgage Loan	
05 Payoff of Second Mortgage Loan	
06	
07 Payment	\$ 74,096.25
08 Seller Credit	
09	
10	
11	
12	
13	
Adjustments for Items Unpaid by Seller	
14 City/Town Taxes	
15 County Taxes 07/01/19 to 02/11/20	\$ 805.52
16 Assessments	
17	
18	
19	

CALCULATION

Total Due to Seller at Closing (M)	\$ 100,000.00
Total Due from Seller at Closing (N)	- \$ 100,000.00
Cash <input type="checkbox"/> From <input type="checkbox"/> To Seller	

Contact Information

REAL ESTATE BROKER (B)

Name Foley Realtors, LLC
Address
OH License ID
Contact Lynn Foley
Contact OH License ID
Email
Phone

REAL ESTATE BROKER (S)

Name Century 21 Homestar
Address
OH License ID
Contact Michelle Webb
Contact OH License ID
Email
Phone

SETTLEMENT AGENT

Name Lake County Title, LLC
Address 306 High Street
Fairport Harbor, OH 44077
OH License ID
Contact
Contact OH License ID
Email
Phone (440)974-8242

Confirm Receipt

Kari B. Coniglio as Chapter 7 Bankruptcy Trustee for Richard M. Osborne
Trustee

BY: _____
Trustee

Total number of lines has been exceeded. Please use the individual 2a and 2b documents.

Closing Cost Details

Loan Cost		Seller-Paid	
		At Closing	Before Closing
A. Origination Charges			
01	% of Loan Amount (Points)		
02			
03			
04			
05			
06			
07			
08			
B. Services Borrower Did Not Shop For			
01			
02			
03			
04			
05			
06			
07			
08			
09			
10			
C. Services Borrower Did Shop For			
01			
02	Document Service Fee to Lake County Title, LLC	\$ 75.00	
03			
04	Settlement Fee to Lake County Title, LLC	\$ 275.00	
05			
06			
07			
08			
09			
10	Title Exam to Exam Pros LLC	\$ 325.00	
11			
12	Wire Fee to Lake County Title, LLC	\$ 25.00	
13			
14			

Other Costs

E. Taxes and Other Government Fees

01 Recording Fees	Deed:	Mortgage:		
02				
03				

F. Prepays

01 Homeowner's Insurance Premium (mo.)		
02 Mortgage Insurance Premium (mo.)		
03 Prepaid Interest (per day from to)		
04 Property Taxes (mo.)		
05		

G. Initial Escrow Payment at Closing

01 Homeowner's Insurance	per month for mo.		
02 Mortgage Insurance	per month for mo.		
03 Property Taxes	per month for mo.		
04			
05			
06			
07			
08 Aggregate Adjustment			

H. Other

01 Admin Fee	to Century 21 Homestar	\$ 250.00	
02 Bankruptcy Payment	to Kari B. Coniglio Chapter 7 Bankrup	\$ 10,104.03	
03 Commission	to Foley Realtors, LLC	\$ 3,000.00	
04 Commission	to Century 21 Homestar	\$ 5,000.00	
05 Pay Delinquent Taxes	to Lake County Treasurer	\$ 5,756.70	
06 Title - Owner's Title Insurance (optional)	to Lake County Title, LLC	\$ 287.50	
07			
08			

I. TOTAL CLOSING COSTS

\$ 25,098.23

Closing Disclosure Form Addendum

Borrower(s):

Matthew J. Gosnik and Kirsten A. Gosnik
11917 Girdled Road
Concord, OH 44077

Seller(s):

Kari B. Coniglio as Chapter 7 Bankruptcy Trustee for Richard M. Osborne Trustee

Lender:	Middlefield Bank
Settlement Agent:	Lake County Title, LLC (440)974-8242
Settlement Date:	February 10, 2020
Disbursement Date:	February 11, 2020
Property Location:	VL Girdled Road Concord, OH 44077

Confirm Receipt

Kari B. Coniglio as Chapter 7 Bankruptcy Trustee for Richard M. Osborne Trustee

BY: _____
Trustee